

MEMORANDUM

March 10, 1994

TO: BOSTON REDEVELOPMENT AUTHORITY AND
MARISA LAGO, DIRECTOR

FROM: BEVERLEY E. JOHNSON, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
LARRY KOFF, PROJECT COORDINATOR
PRATAAP PATROSE, DEPUTY DIRECTOR FOR URBAN DESIGN
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: HELLENIC COLLEGE SEMINARIAN HOUSING DEVELOPMENT

SUMMARY: This memorandum requests that the Director be authorized to enter into a Cooperation Agreement with Hellenic College substantially in the form attached in order to ensure that the agreements reached with Hellenic College with respect to Site Plans, Building Plans, Landscape Maintenance Study and Program and the Arborists' Reports are carried out.

On January 26, 1994, the Authority accepted the informational briefing report on the Hellenic College Seminarian Housing Development since Article 55 of the Boston Zoning Code does not require a formal Authority vote for project approval. Subsequent to this informational briefing, Hellenic College and Authority staff reached agreement on the major terms and conditions to be included in the proposed Cooperation Agreement. This Agreement obligates Hellenic College to comply with the conservation and site protection measures identified in the Site Plan, Building Plan, Landscape Maintenance Study and Program and the Arborists' Reporting process as agreed to with the community. The Authority subsequently signed and forwarded the Certificate of Compliance to the Inspectional Services Department as required in Article 55, Sections 5-13 and 55-36 of the Boston Zoning Code.

A copy of the Landscape Maintenance Study and Program was given to the Jamaica Plain Neighborhood Council (Council) as required by Section 55-13. Additional changes in the language of this Program were suggested to respond to various concerns of the Council. Changes have been made, where appropriate, to respond to these comments. A vote has now been prepared which authorizes the Director to enter into the Cooperation Agreement with Hellenic College. This Agreement commits Hellenic College to work with the Authority in carrying out its responsibilities of project

review, issuance of Certificates of Completion as well as a Certificate of Acceptance of the Arborist's Final Report.

An appropriate vote follows:

VOTED: The BRA authorizes the Director, in the name and on behalf of the Authority, to enter into a Cooperation Agreement with Hellenic College substantially in the form attached hereto to ensure that the agreements reached with Hellenic College with respect to the Site Plans, Building Plans, Landscape Maintenance Study and Program and the Arborists' Reports are carried out.

THE CAMPUS

Hellenic College will have approximately 12 acres of land and an undeveloped area on the Building campus for a total area of 12 acres. Approximately 12 acres of this campus contains the 1972 building overlooking James Park and the main campus. The building is located on the east of the site.

THE BUILDING

The building is a three-story building with a total area of 12 acres. The building is a three-story building with a total area of 12 acres. The building is a three-story building with a total area of 12 acres. The building is a three-story building with a total area of 12 acres.

The building is a three-story building with a total area of 12 acres. The building is a three-story building with a total area of 12 acres. The building is a three-story building with a total area of 12 acres. The building is a three-story building with a total area of 12 acres.

A total of 25 parking spaces will be provided adjacent to the building. Parking will be provided for the building.

HELLENIC COLLEGE

MARRIED STUDENT HOUSING DEVELOPMENT

SUMMARY

BACKGROUND

- Hellenic College is a co-educational four year church related college affiliated with the Greek Orthodox Archdiocese of North and South America. The College, together with its Holy Cross School of Theology, has approximately 175 students. The Institution has recognized that changing demographics strongly suggest that the greatest future growth of its student body will come from married students.
- The married student and faculty enrollment is projected to increase from 41 to 51 over the next five years. No other major development is anticipated by the college at this time.

THE CAMPUS

- Hellenic College occupies approximately 52 acres of improved and unimproved land on the Boston/Brookline line of which some 40 acres are located in Boston. Approximately 15 acres of this parcel contains the unbuilt hillside overlooking Jamaica Pond and the Halki Village Faculty housing driveway at the crest of the hill.

THE DEVELOPMENT

- The proposed project consists of seven three story townhouses, composed of six units each for a total of 42 units with the following unit mix: 15 one-bedroom, 21 two-bedroom, and 6 three-bedroom units. The maximum height of the buildings is 33.5 feet. The total building square footage is 34,000 square feet and the estimated total development cost is \$3 million.
- The project will be built in two phases with the first phase consisting of the construction of an access driveway and four buildings containing 24 units. Phase II will follow with the construction of the remaining three buildings containing 18 units.
- A total of 21 parking spaces will be provided adjacent to the Halki Housing driveway. Parking will not be permitted on the site.

ZONING

- The Hellenic College property is zoned a Conservation Protection Sub-district pursuant to Article 55 of the Boston Zoning Code. **The project is an "as of right" development as it complies with the use and dimensional requirements set forth in the Jamaica Plain Zoning Article 55.**
- On September 24, 1993, Hellenic College filed with the Inspectional Services Department an application for Site Plan Review and an Application for Design Review in accordance with Article 55, Sections 55-13 and 55-36 of the Boston Zoning Code.

COMMUNITY PROCESS

- A copy of the initial Site Plan and Design Review Application was transmitted to the Jamaica Plain Neighborhood Council, as required under Article 55-13, Site Plan Review.
- Staff from the Authority as well as the Environment and Parks Departments have been working with Hellenic College to address the community's concern with the project's possible impacts on the hillside as viewed from Jamaica Pond.
- The following meetings have taken place with the community:
 1. October 12, 1993, balloon test undertaken by Hellenic College
 2. November 9, 1993, Zoning Sub-Committee of the Neighborhood Council
 3. November 4, 1993, Greenspace Alliance
 4. November 17, 1993, second balloon test
 5. January 6, 1994, representatives of the Zoning Subcommittee.
 6. January 21, 1994, representatives of the Zoning Subcommittee.
 7. January 24, 1994, Jamaica Plain Neighborhood Council Zoning Subcommittee

LANDSCAPING/DEVELOPMENT REVIEW

Working with John Cunningham Associates, the project architect as well as his engineer, staff have refined the site plan so as to minimize its impacts on the environment.

- Building locations have been changed and the driveway width and location has been altered in order to minimize the environmental impacts.
- The building heights have been reduced.
- The building mass has been reorganized and materials have been selected so that the structures will blend into the woodland environment.

- A landscape plan has been prepared which will replace the 16 trees which will need to be cleared with a total of some 64 trees.
- The utilities have been located in the driveway and away from the wooded areas so as to minimize their impacts on the environment.
- The following Site Plans have been prepared: Site Survey Plan, Campus Plan, Site Plan, Utility Plan, Landscape Plan, Site Construction Management Plan.

DEVELOPMENT AGREEMENTS

- As required by Section 55.13.4 Content of Site Plan Review, a Maintenance Program must be prepared identifying responsibility for maintaining the significant natural features.
- The Landscape Maintenance Study and Program identifies the public concerns with protecting the natural woodland setting, identifies a construction plan and site inspection process to ensure that the critical natural features are protected, and provides for an on-going maintenance and protection program after the project is completed.
 - Hellenic College has agreed not to seek a Certificate of Occupancy for either phase of the project without the issuance of a Certificate of Completion by the BRA. BRA staff have the responsibility to make a final inspection of the project site at the completion of each phase to verify the full implementation of the approved site plan and design review drawings and any BRA approved changes.
- An Arborist Report will be prepared by a certified arborist every two years for 8 years following receipt of a Certificate of Completion. The report will describe the condition of the new trees planted, the condition of the trees within the Canopy Protection Area which extends some 2.5 acres beyond the 2.5 acre limit of work. The Authority can require additional plantings up to a total of 18 trees if the arborist report indicates that there are further impacts which need to be addressed.
- Hellenic has also agreed to undertake periodic clean-ups of a General Maintenance Area which extends from the Project site to Prince Street.
- A Cooperation Agreement has been prepared by Hellenic College which commits the College to carry out the project in a manner consistent with the Site Plan and Design Review drawings and the Landscape Maintenance Plan.

